

REPORT- PLANNING COMMISSION MEETING
August 26, 2004

Project Name: Grimmer Residence Primary Historic Resource (PLN2005- 00016)

Applicant: Todd L. Cramer

Proposal: To consider a General Plan Amendment to include a historic property on the City's Primary Historic Resource List.

Recommended Action: Recommend approval to City Council

Location: 4032 Bay Street, Irvington Planning area

APN: 525 068000803

Area: 0.10 acres

Owner: Todd L. Cramer

Consultant(s): John Barton, Architect

Environmental: The proposed General Plan Amendment is exempt from CEQA pursuant to Guideline Section 15061(b)(3), and any future modifications to the building are categorically exempt from CEQA per Guideline section 15331, Historic Resource Restoration / Rehabilitation.

Existing General Plan: Community Commercial Center

Existing Zoning: P2004-277(I); Planned District, Irvington Overlay District

Land Use: Vacant single family home

Public Hearing Notice: A total of 77 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Fremont Boulevard, Bay Street, and Trimboli Way. The notices to owners and occupants were mailed on August 13, 2004. A Public Hearing notice was delivered to the Argus on August 9, 2004 to be published by August 12, 2004.

Executive Summary: The applicant is requesting that the property known as the Grimmer Residence located at 4032 Bay Street be added to the City's List of Primary Historic Resources through the General Plan Amendment process.

Background: On August 5, 2004 the Historic Architectural Review Board (HARB) voted to recommend the approval of the General Plan Amendment to allow the Grimmer Residence to be added to the Primary Historic Resource List in the City's General Plan.

On July 6, 2004, the Fremont City Council approved a rezoning from Community Commercial Irvington Overlay (C-C (I)) District to a Preliminary Planned District and also approved associated Bay Street Design Guidelines and Streetscape Plan.

A Historical and Architectural Assessment was prepared for the City of Fremont in May 2002 for the Grimmer Residence (4032 Bay Street) and Grimmer Medical Office Building (4024 Bay Street). The properties were evaluated both as individual historical resources and as contributors to the Irvington Historic Commercial District. Significance was also assessed in relation to the California Register of Historic Resources, the standard for evaluating cultural resources under the California Environmental Quality Act (CEQA).

Historical & Architectural Assessment findings: The Bungalow Style structure was built around 1915 and was moved to its present site around 1920. The building was formerly owned by Dr. Elmo Miller Grimmer (1881-1956), a prominent physician in Irvington in the first half of the twentieth century. This building served as Dr. Grimmer's home and office. Several years later, Grimmer commissioned the Bungalow style medical office building next door, at 4024 Bay Street, after which the building at 4032 Bay Street served exclusively as the family residence. It is likely that both buildings were designed and built by the Griffins (Lee and Randolph Griffin) who were prominent local contractors. The Griffins also designed and built the Irvington Monument (1917), Peixoto Meat Market (1931), and Rick-Mark Center (1955).

The Grimmer Residence is a one-story, wood-frame structure, which faces north to the street on a rectangular parcel with a frontage of approximately 60 feet and a depth of 74 feet. The building has a perimeter concrete foundation and walls are sheathed in rough cast-stucco. A recessed rear section exists along the southeast side. The hip roof, with hip-roofed dormer on the rear slope, is clad in composition material. A recessed porch extends across the front, with pointed arches, tapered columns with slab capitals, and a solid railing –wall with slab coping. The wood-sash windows are of two main types – simple (1 over 1) double hung windows and large tripartite windows, the latter composed of a large central fixed pane with transom band and flanking double-hung sections. The side and rear elevations contain single and paired double-hung windows.

Eligibility: The Grimmer Residence appears to be eligible for the California Register for its historical association with Dr. E. M. Grimmer. The property is also a contributor to the Irvington Historic Commercial District.

PROJECT ANALYSIS:

Applicant's Future Proposals: The proposed Primary Historic Resource designation is necessary for the applicant to be considered for a Mills Act application and a parking waiver to facilitate the reuse of this building. The applicant intends to file a Mills Act application, which places a recorded restriction against the property limiting modifications in exchange for a property tax incentive, with the City of Fremont should the General Plan Amendment be approved by City Council. The applicant also plans to use the building for law offices in the near future. The applicant will request a waiver for parking as part of that application. The applicant's overall design concept will be to minimize exterior alterations to the building that might detract from its recognized features and significance. Interior renovations will be proposed as well as a accessibility lift at the rear of the building. Minor landscaping improvements and fencing will also be proposed. It should be noted that the applicant has recently replaced the original wood windows with new wood windows with the same number, location, size, sash, depth of reveal and appearance of the frame. The window replacement is consistent with the Secretary of Interior's Standards for Rehabilitation. Future alterations and renovations of the building may qualify for the application of the State Historic Building Code, which provides some flexibility in building code standards to allow preservation of qualified historic structures.

General Plan Conformance: The existing General Plan land use designation for the project site is Community Commercial. There are several sites with in the project area that are designated "Primary Historic Resource". The proposed project is consistent with the existing General Plan land use designation for the project site because the proposed Primary Historic Resource designation of the Grimmer Residence will help the property owner and the City of Fremont be able to protect the historic structure while encouraging the reuse of the building in the area. The following General Plan Goals, Objectives and Policies are applicable to the proposed project:

Goal F-13 **Vital connections between the history and heritage of the community and everyday life**

Policy LU 7.3: The City shall identify and designate historic buildings and archeological sites outside of the identified Historic Overlay District. ... It is the policy of the City of Fremont to protect, enhance, perpetuate and use structures, sites and areas which are reminders of past eras, events, and persons important in local, State, or National history. ...

Zoning Regulations: The project site is located within the Bay Street Planned District area on the west side of Fremont Boulevard. Recently, the Fremont City Council approved a rezoning from Community Commercial Irvington Overlay (C-C (I)) District to a Preliminary Planned District. The Bay Street Design Guidelines and Streetscape Plan was also approved as part of the rezoning proposal.

The Planned District and the Bay Street Design Guidelines and Streetscape Plan seek to create a pedestrian-friendly commercial and residential mixed use area in keeping with the scale and character of the historic buildings in the vicinity of Five Corners and Irvington Monument Park. The approved Bay Street streetscape schematic design shows in detail how the street will be improved with landscaping, crosswalks, street widening, parking arrangements, utility undergrounding, lighting, and street furniture. The plan also seeks to provide adequate parking to serve the anticipated residential and commercial retail development of the future. The Planned District also sets standards (including uses, setbacks, floor area ratio, parking, etc.) for future commercial or mixed-use development. The Design Guidelines strive to reinforce the historic patterns of the Five Corners area but not to imitate the style.

Historic Conservation Element relating to Primary Historic Resources: The Bay Street Planned District text specifically states "Any development on properties identified as Primary Historic Resources and any changes to the exterior of these buildings are subject to Irvington Design Guidelines for Primary Historic structures and subject to review by the Historical Architectural Review Board. The Parking Waiver for Primary Historic Resources encourages the continued active use of these resources." The review process for development in the Bay Street Planned District also calls for HARB to review projects for exterior changes, additions, or possible impacts to historic buildings only.

Environmental Analysis: This project, the proposed General Plan amendment, is exempt from CEQA pursuant to Guideline Section 15061(b)(3), which exempts projects that have no possibility of having a significant effect on the environment. In addition, any future modifications to the Grimmer Residence will be categorically exempt from CEQA review under Section 15331, Historic Resource Restoration / Rehabilitation.

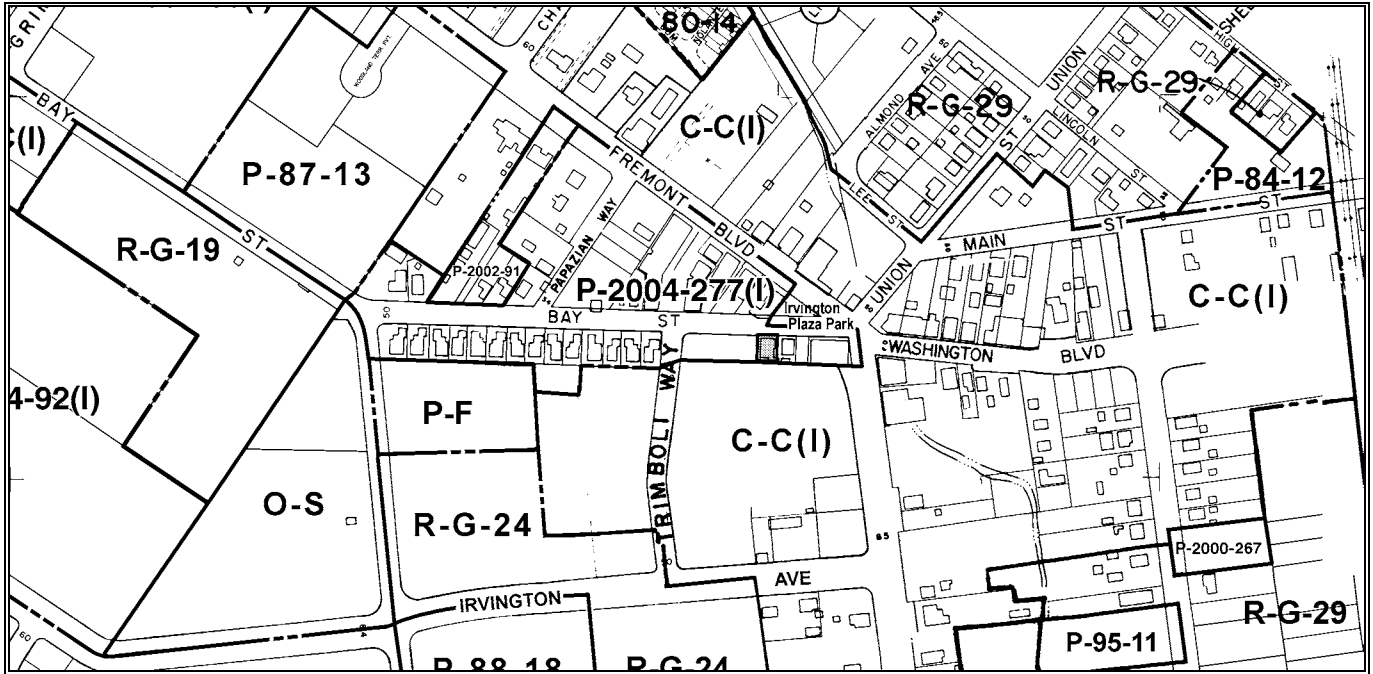
Response from Agencies and Organizations: No comments were provided during the time of report writing.

ENCLOSURES: Exhibit "A" – General Plan Land Use diagram
Informational – Historical and Architectural Assessment for Grimmer Residence (4032 Bay Street)
Informational – Draft HARB Minutes dated August 5, 2004

RECOMMENDATION:

1. Hold public hearing.
2. Find PLN2005-00016 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use Chapter as discussed within the staff report.
3. Recommend that the City Council approve PLN2005-00016 to amend the General Plan land use designation from Community Commercial Center to Community Commercial Center Primary Historic Resource (C-C (H)) in conformance with Exhibit "A" (General Plan Amendment Exhibit).

Existing Zoning
Shaded Area represents the Project Site



Existing General Plan

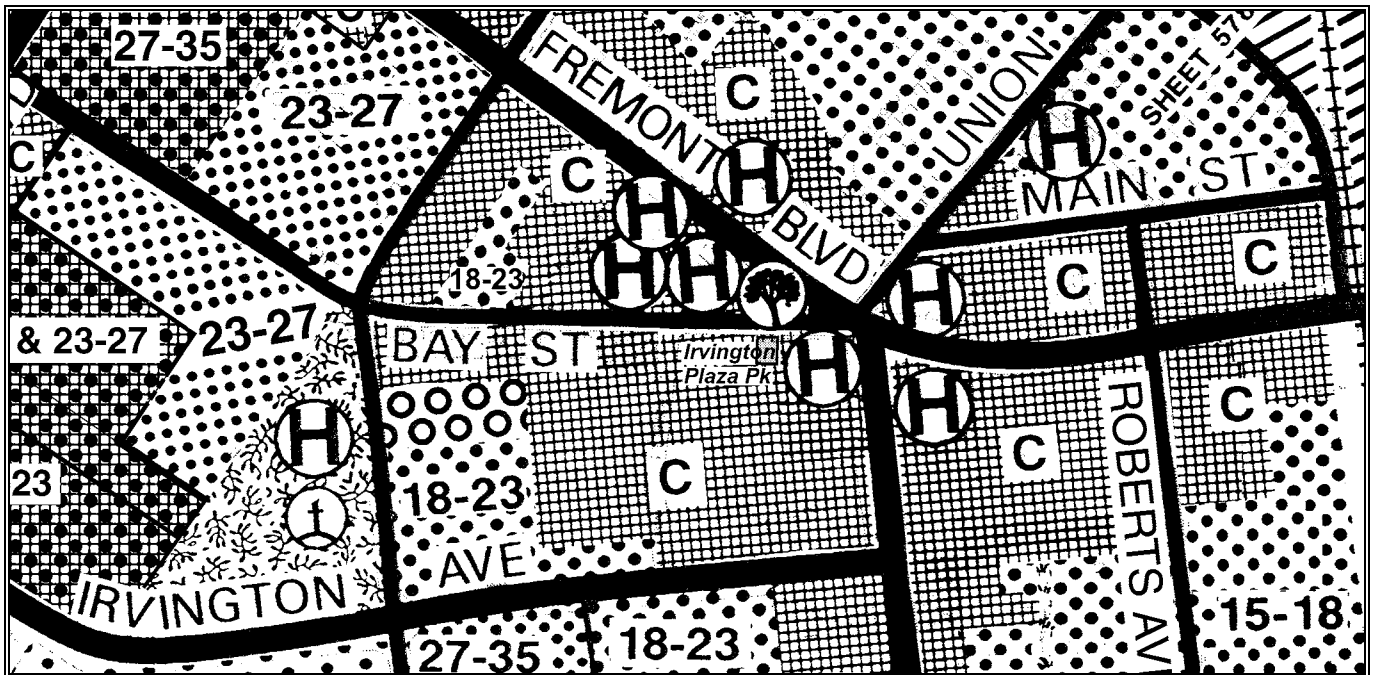


EXHIBIT “A”

Attached to and made a part of

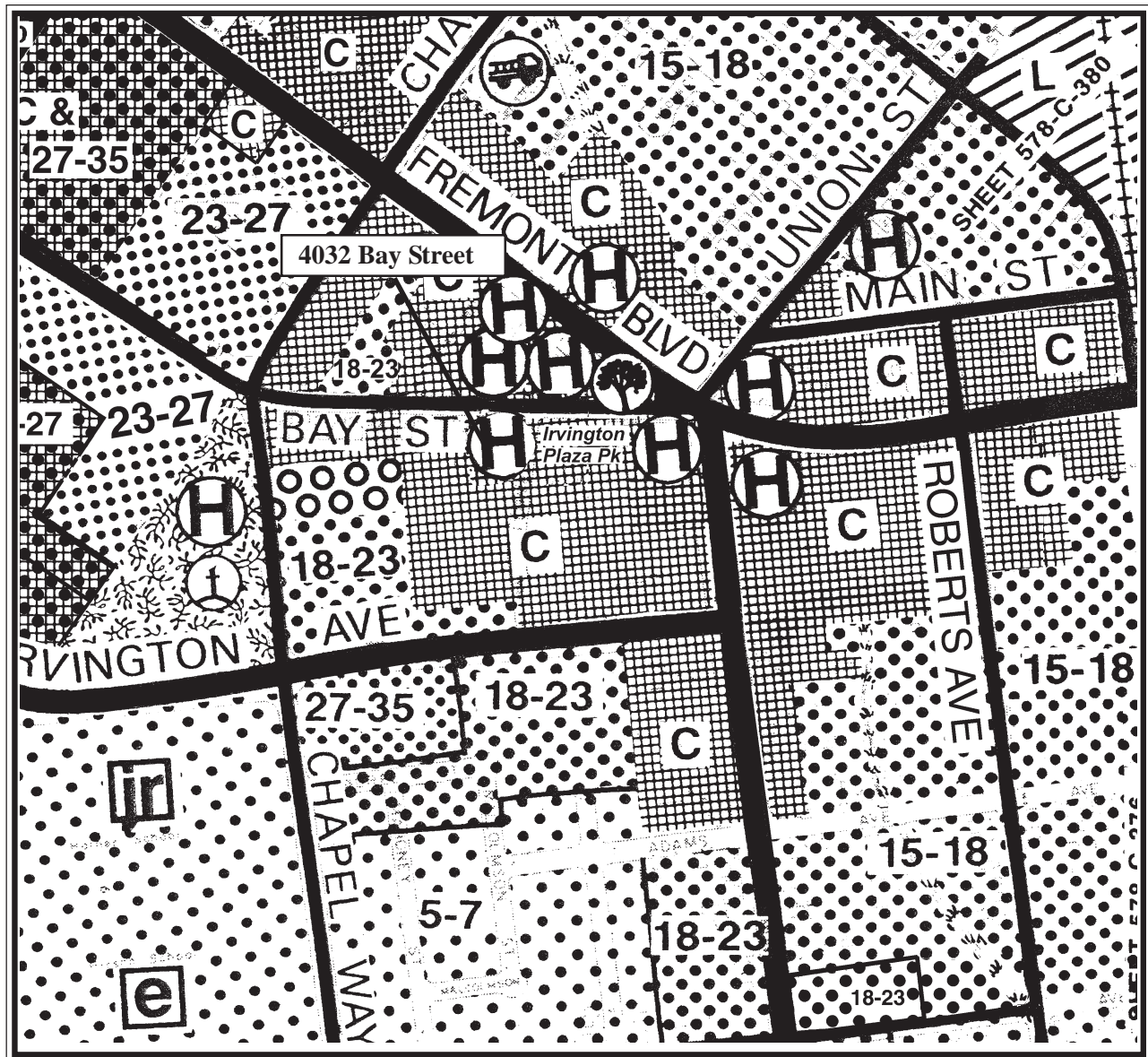
Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20** 04 .

GENERAL PLAN LAND USE DIAGRAM (SECTION)

AFFECTS LAND USE DIAGRAM(S) FOR THE IRVINGTON PLANNING AREA



From: Community Commercial

To: Community Commercial, Primary Historic Resource

Project Name: Grimmer Residence GPA

Project Number: PLN2005-00016 (GPA)

NM